

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No.

### 1. Name of Property (indicate preferred name)

historic Dr. Gilbert and Brunetta Hartley House

other

### 2. Location

street and number 103 Forest Avenue ☐ not for publication

city, town Rockville ☐ vicinity

county Montgomery

### 3. Owner of Property (give names and mailing addresses of all owners)

name G. V. and J. G. T. Hartley (G. V. Hartley is deceased)

street and number 107 Forest Avenue telephone

city, town Rockville state Md zip code 20850

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery Co. liber 711 folio 187

city, town Rockville tax map GR33 tax parcel tax ID number 0400159172

### 5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
- ☐ Contributing Resource in Local Historic District
- ☐ Determined Eligible for the National Register/Maryland Register
- ☐ Determined Ineligible for the National Register/Maryland Register
- ☐ Recorded by HABS/HAER
- ☐ Historic Structure Report or Research Report at MHT
- ☐ Other: \_\_\_\_\_

### 6. Classification

Category	Ownership	Current Function	Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<input type="checkbox"/> buildings
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	<input type="checkbox"/> sites
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<input type="checkbox"/> structures
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<input type="checkbox"/> objects
		<input type="checkbox"/> government	<input type="checkbox"/> unknown	<input type="checkbox"/> Total
		<input type="checkbox"/> health care	<input checked="" type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> industry	<input type="checkbox"/> other:	
				Number of Contributing Resources previously listed in the Inventory

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## 7. Description

Inventory No.

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### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

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Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

### SUMMARY

The Hartley House at 103 Forest Avenue is an eclectic English/Tudor Revival style house, reflecting the early twentieth century artistic innovations of Picasso and Braque utilizing asymmetry, geometric construction, and spatial ambiguity. Its prominent gabled front block is off-center, balanced by flanking end-gabled blocks of slightly shorter stature. It exhibits both Classical and Arts and Crafts stylistic elements. The 6/6 windows and door casings are plain flat wood in the craftsman-style. The foundation of the house is rusticated ashlar-pattern concrete block; the foundation of the open side porch is rusticated cinder block piers. The roof of the main house is embossed metal shingle and the back porch roof is standing seam tin. The two-bay front-gabled garage (20 feet by 22 feet) is cinder block roofed with asphalt shingles. The only chimney is a prominent red-brick exterior chimney on the north facade of the house, surrounded by the porch roof. Siding is horizontal lapped wood clapboards.

The large deep corner lot has large trees and overgrown vegetation. There are red brick gateposts marking an asphalt drive that led to the doctor's office entry. The remnants of Dr. Hartley's lighted nameplate are evident on one gatepost. Vestiges of concrete and brick walkways remain.

The 100 block of Forest Avenue is characterized by large street and yard trees and asphalt street material with intermittent curbs and sidewalks. Number 103 is one of three 1 ½ -story houses on the east side of the block. It is typical of the eclectic mix of styles and periods in the West Montgomery Avenue Historic District. Photos on the following pages show 103 Forest Avenue<sup>1</sup> and views of the neighborhood and environment.

### DESCRIPTION

Lot 10, block 17, Beall's Subdivision, originally measured 115 feet along Forest Avenue, 201.89 feet on Harrison Street, 88.43 feet across the back, and 200 feet on its border with lot 9, totaling 20,343 square feet, or a little under a half-acre. It now has a land area of 19,475 square feet.

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<sup>1</sup> Photos by Harry Smith, Planner I, City of Rockville.

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Photo 1 103 Forest Avenue, West (front) Façade: Photo: Harry Smith, Planner July 2002

According to the Tax Assessor's worksheet, the asymmetrical front gabled entry block of the house measures 20 feet wide by 27 feet deep. As shown in photo 1, above, the front gabled block has a classical round arched pediment over the stoop supported by round classical columns to shelter the entry; a classical 8-panel front door; a single and pair of 6-over-6 double-hung windows, and a ventilation louver at the peak. There is a pair of small 8-light casement windows on the south elevation of the front block. Unusual returns on the lower edges of the front gable's two roof surfaces form small decorative hip roofs, suspended in the air at different levels.

The rectangular side gabled main blocks are also irregular. The north two bay 1-½ story block measures 13 feet across and 15 feet deep with a pair of 8-light casement windows in each bay. The one-bay south block is 10 feet wide and 24 feet deep, with a central pair of 8-light casement windows and is set back more than the left.



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A 10-foot deep open porch is attached to the north façade of the north block. Its shallow-pitched shed roof is supported by three round Doric-style columns. Low wood panel craftsman-style planter boxes mark the edge of the open porch. (See photo 2 left) The two-bay north block elevation reveals two quarter round classical fan windows on either side of the chimney. A 6/6 window is in the east bay and an exterior door in the west bay accesses the house from the porch.



The one-bay by two-bay south block (photo3 and 4, above) shows a central pair of 8-light casement windows on the west (front) façade and two evenly spaced 6/6 windows on the east façade. The south façade has an attic gable with a central 6/6 window over a shallow pent roof. The two-bay first story has a pair of 6/6 windows in the east bay and an entry door in the west bay. The entry door is sheltered by a shallow-hipped shed-roofed porch accessed by a flight of wooden stairs. The posts and railings are square wooden posts with plain stick balusters. The open area beneath the porch and stairs is filled with horizontal latticework. This door served as the entrance to Dr. Hartley's medical practice.

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The east (rear) elevation is unsymmetrically massed as the front elevation. The two-bay by one-bay central rear gabled main block has a ventilation louver in the gable peak, a pair of 6/6 windows in the south bay of the second story and a smaller 6/6 window in the north bay, second story. There is a pair of small 8-light casement windows in the south elevation of the second story. The first story has a pair of 6/6 windows in the south bay and a shed-roofed screened porch supported by two concrete block piers (7 feet by 12 feet) sheltering two doorways in the north bay. The block has the same distinctive roof returns described for the front elevation. The rear elevation of the south block is set in slightly from the center block and shows two 6/6 windows. The north bay has a gabled roof dormer with one 6/6 window and two evenly spaced 6/6 windows on the east façade. There is a ramped double-door basement entry on the east side of the north block, as well as a cellar light.



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The house at 103 Forest is similar in style to 119 Forest Avenue (top left), at the other end of the block, also an English/Tudor Revival. It shares the time period and asymmetry of 115 Forest (middle left), a 1-½-story bungalow.



These contrast with the slightly earlier four-square at 18 Forest (bottom left) and the Talbott-Abbe House, c. 1891, across the street at #100 Forest (below) both of which are in the historic district.



## 8. Significance

Inventory No. \_\_\_\_\_

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input checked="" type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

### Specific dates

### Architect/Builder

**Construction dates** 1925

Evaluation for:

☐ National Register

☒ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

### SIGNIFICANCE

The Hartley House at 103 Forest Avenue (1925) was the first house built on the intact east side of the 100 block of Forest Avenue.<sup>2</sup> That block consists of 5 houses built in the first half of the twentieth century. It faces the earlier west side of the 100 block, which is part of the local West Montgomery Avenue Historic District and listed on the National Register of Historic Places. The historic resources on the east side of the block, though not included in the current historic district, are consistent with the period and statement of significance of the West Montgomery Avenue Historic District designation.

The house is architecturally significant as an early Rockville example of the popularized English Arts and Craft / Tudor Revival style. Of particular interest are its roofing details and its asymmetric massing. It is also historically significant as a vestige of the original subdivision of Margaret J. Beall's land to her Dawson relatives. Dr. and Mrs. Gilbert V. Hartley originally bought the land in 1924, after the last Dawson to own it was foreclosed upon. It was occupied by one family only, the Hartleys, and served as Dr. Hartley's medical office when he was in private practice. Aside from practicing general medicine, Dr. Hartley was also the physician for the County Almshouse. Dr. Hartley's second wife, Estelle, was active in Rockville civic affairs.

### NARRATIVE

The Hartley House at 103 Forest Avenue sits on lot 10, block 17, of M. J. Beall's Subdivision of Part of Rockville, platted in 1893.<sup>3</sup> Margaret J. Beall was one of the three unmarried daughters of Jane and Upton Beall who inherited what is now known as the Beall-Dawson House. The 67 ½ acre property extended in the mid-nineteenth century from North Adams Street to Forest Avenue and from Darnestown Road to Martin's Lane. Margaret Beall became the sole owner of the property in 1870,

<sup>2</sup> Peerless Rockville, oral history, "Miss Lucy Smith talks about Forest Avenue, Rockville," by Laraine Gaddis, April 23, 1974.

<sup>3</sup> Plat Book A, plat 10, August, 1893, surveyed by G. M. Anderson.

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following the deaths of her sisters, with whom she had shared the house. A cousin, Amelia Somerville, moved in, married John Lawrence Dawson, and raised a family of eight children there.<sup>4</sup> One of those eight children was J. Lawrence Dawson, Jr., born in 1877.<sup>5</sup>

In 1897, Margaret Beall deeded to J. Lawrence Dawson, Jr., lot 10, block 17, for “\$50 and for love and affection.”<sup>6</sup> In 1902, Dawson transferred the lot to his wife Mabel Miller Dawson for “national (sic) love and affection.”<sup>7</sup> In 1916, Mabel M. Dawson (of Washington, DC, (no mention of J. Lawrence Dawson, Jr.) mortgaged the property for \$350 to the Second National Bank of Washington, Harry F. Smith, trustee.<sup>8</sup> The bank foreclosed in 1921.<sup>9</sup> The mortgage was assigned to William F. Prettyman, who sold the property at public auction on May 14, 1921, to Harry B. Smith for \$300.<sup>10</sup> Harry B. and Luella Y. Smith and Prettyman transferred the lot to F. Barnard Welsh in August 1921.<sup>11</sup> In 1924, F. Barnard and Helen T. Welsh sold the lot to Gilbert V. and Brunetta Hartley.<sup>12</sup> The property still remains in the Hartley family.

Dr. Gilbert V. Hartley (born 6/24/1894) came to Rockville in 1920, at which time he was one of five practicing physicians in the town. He and his wife Brunetta first rented an apartment over the Rockville post office and later on Monroe Street after he went into practice for himself. They built the house at 103 Forest Avenue in 1925. Aside from his general medical practice, Dr. Hartley was also the on call physician for the Montgomery County Almshouse, from the 1930s to 1950s.<sup>13</sup>

Brunetta ter Linden Hartley was born December 12, 1895 and died on February 4, 1936. She is buried in Rockville Cemetery.<sup>14</sup> In 1938, Gilbert Hartley, widower, transferred the Forest Avenue property to his son John Gilbert ter Linden Hartley, reserving a life tenancy for himself.<sup>15</sup> Dr. Hartley gave up his private medical practice after Brunetta’s death. He later married Estelle Ricketts, a graduate of Towson State Teachers’ College. She taught school in Montgomery County prior to working for the War Production Board and the Farm Credit Administration. She retired from the federal government in 1947. In Rockville, she was active in civic associations, including being president of the Woman’s Club. She died in 1966, survived by Dr. Hartley and his son, Dr. John Gilbert Hartley of Vienna Va. Dr. Gilbert Hartley died June 25, 1977, in Rockville, and was buried in Parklawn Cemetery, where Estelle Hartley is also buried.<sup>16</sup>

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<sup>4</sup> McGuckian, Eileen, Rockville, Portrait of a City, (Rockville, Md. 2001) at 28.

<sup>5</sup> MCHS Dawson family file.

<sup>6</sup> MC Land records JA58/463, 6/30/1897.

<sup>7</sup> Ibid TD 24/15, 9/29/1902.

<sup>8</sup> 259/462, 8/15/1916.

<sup>9</sup> Equity #3760.

<sup>10</sup> Equity Judgment Record PBR22/122, assignee’s report, 5/17/21.

<sup>11</sup> 308/402, 8/7/21.

<sup>12</sup> 362/91, 10/3/24.

<sup>13</sup> Transcript of oral history of Dr. Hartley taken 11/5/1975 by Eileen McGuckian, MCHS oral history files.

<sup>14</sup> MCHS cemetery card files.

<sup>15</sup> 711/186,187, 9/26/38, through George Spates.

<sup>16</sup> MCHS biography vertical files.



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Joan Hartley, daughter-in-law of Dr. Gilbert Hartley and wife of Dr. John Gilbert Hartley of Virginia (present owner of the house) <sup>17</sup> recounted a family story that an independent builder built the house between 1924-1925. The design was based upon a photo Dr Hartley's wife saw in a magazine. Dr. Hartley ran his practice from the south wing, which was accessed from the stairs on the right side of the house. The Hartley's son John was born (c. 1927) in the house. <sup>18</sup>

The house has been used by John Hartley since Dr. Hartley's death. The Hartleys' furniture is still *in situ*. Mr. and Mrs. Hartley are presently repainting the house. <sup>19</sup>

As described in Section 7, the Hartley House is an eclectic English/Tudor Revival style 1920s house. The steeply pitched, off-center main block reflects its Tudor origins, while its casement windows and flat trim nod to the Craftsman tradition. The front paneled door, 6-over-6 windows, columns, and front stoop hood reflect classical origins. It anchors the prominent corner of Harrison Street and Forest Avenue, just off W. Montgomery Avenue.

The Hartley House has significance as a part of the early growth and urban plan of Rockville, deriving from the holdings of a prominent Rockville family, the Bealls. It is also historically significant as the long-time home and medical office of Dr. Hartley. It is architecturally significant as an unaltered early structure in the Beall Subdivision of Rockville. Its style, while eclectic, has unusual details and is consistent with the varied nature of the architecture in the W. Montgomery Avenue Historic District. It is an important part of the landscape and streetscape of Forest Avenue, whose corner with Harrison Street it has anchored since 1925.

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<sup>17</sup> Interview by Jennifer Kaye, recounted to Gail Littlefield on 6/29/02.

<sup>18</sup> Jennifer Kaye telephone interview by author, 6/29/02; Kaye email, 4/24/02. z

<sup>19</sup> Ibid.

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## 9. Major Bibliographical References

Inventory No. \_\_\_\_\_

Land, Will and Plat Records of Montgomery County, Maryland. Eileen McGuckian, Rockville: Portrait of a City, Providence House Publishers, 2001. Montgomery County Historical Society files on Dawson Family, Hartley biography, and cemetery records. Oral History of Dr. Hartley taken by Eileen McGuckian, 1975. Tax Assessor Records. Interview with Jennifer Kaye by Gail Littlefield June 2002.

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## 10. Geographical Data

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Acreage of surveyed property 19,475 square feet

Acreage of historical setting \_\_\_\_\_

Quadrangle name \_\_\_\_\_

Quadrangle scale: \_\_\_\_\_

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### Verbal boundary description and justification

Lot 10, Block 17, Beall's Subdivision

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## 11. Form Prepared by

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name/title	Patricia Littlefield, Historical Consultant (research also by Will Leventer for Peerless Rockville)		
organization	contractor for	City of Rockville, MD	date July, 2002
street & number	PO Box 463		telephone 301 990 6567
city or town	Washington Grove, Md 20880		state MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600

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